

EXHIBIT

1

TERRENO CURE AMOUNTS

CLAWITER LEASE - Y889

Charge	Date	Current	Notes
Code		Owed	
25555 Clawiter Road (pclawi01)			
YRC Inc. (lyrcin03)			
ins_bill	7/31/2023	28,222.11	insurance bill increase
b_rent	8/1/2023	68,762.44	outstanding stub rent
RE Tax	11/6/2023	58,259.17	direct bill tax payment due
HVAC	11/6/2023	115,987.00	HVAC replacement of units not properly maintained, requested April-23 (approximate bid)
Parking Lot R&M	11/6/2023	102,326.00	Requested R&M from April-23 that tenant has not addressed (approximate bid)
<u>2023)</u>			

Clawiter Total: 373,556.72

DELL LEASE - Y126

Insurance reimbursement	11,691.60
August base rent	69,712.03
RE Tax	38,790.32
Repairs and Maintenance	203,264.37

Dell Total: 323,458.32